



**Planning Commission
December 10, 2013 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

Dave Anderson - Chair
Danette Chimenti – Vice-Chair
Richard Hatfield
Alfonso Hernandez - Parliamentarian
Jeff Jack – Ex-Officio

Howard Lazarus – Ex-Officio
James Nortey
Stephen Oliver
Brian Roark
Myron Smith
Jean Stevens – Secretary

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from November 12, 2013.

C. PUBLIC HEARING

1. Briefing:

Request: Briefing on Project Connect Central Corridor Update.
Staff: Kyle Keahey, Project Lead, HNTB

2. Code Amendment: C20-2013-006 – Temporary Signs for Special Events (Projected)

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to create a new definition "Projected Sign Advertising" and create new code regulating temporary projected signs.

Staff Rec.: **Recommended**

Staff: Viktor Auzenne, 512-974-2941; viktor.auzenne@austintexas.gov;
Planning and Development Review Department

3. Code Amendment: C20-2013-030 – Temporary Signs for Special Events (Non-Projected)

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to create a new code regulating non-projected signage at special events.

Staff Rec.: **Recommended**

Staff: Viktor Auzenne, 512-974-2941; viktor.auzenne@austintexas.gov;
Planning and Development Review Department

4. Code Amendment: C20-2013-023 – Accessible Ramps

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to allow placement of accessible ramps in required yard setbacks.

Staff Rec.: **Recommended**

Staff: John McDonald, 512-974-2728; john.mcdonald@austintexas.gov;
Planning and Development Review Department

- 5. Municipal Utility District: C12M-2013-0001 – Cascades MUD No. 1**
 Location: 11601 South IH 35, Onion Creek Watershed
 Owner/Applicant: T. Marc Knutsen
 Agent: Armbrust & Brown PLLC (Sue Brooks Littlefield)
 Request: Consent to Create a Municipal Utility District (MUD)
 Staff: Virginia Collier, 512-974-2022; Virginia.collier@austintexas.gov;
 Planning and Development Review Department
- 6. Plan Amendment: NPA-2013-0022.01 – Congress Avenue Baptist Church**
 Location: 1511 South Congress Ave., East Bouldin Watershed, Greater South River City (South River City) NPA
 Owner/Applicant: Congress Avenue Baptist Church (Tut Hill)
 Agent: Thrower Design (A. Ron Thrower)
 Request: Civic to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695; maureen.meredith@austintexas.gov;
 Planning and Development Review Department
- 7. Rezoning: C14-2013-0022 – Congress Avenue Baptist Church**
 Location: 1511 South Congress Ave., East Bouldin Watershed, Greater South River City (South River City) NPA
 Owner/Applicant: Congress Avenue Baptist Church (Tut Hill)
 Agent: Thrower Design (A. Ron Thrower)
 Request: SF-3-CO-NCCD-NP to GR-CO-NCCD-NP
 Staff Rec.: **GO-CO-NCCD-NP or Amended NCCD**
 Staff: Lee Heckman, 512-974-7604; lee.heckman@austintexas.gov;
 Planning and Development Review Department
- 8. Plan Amendment: NPA -2013-0010.01 – 2416 East Sixth Street**
 Location: 2416 E. 6th Street, Lady Bird Lake Watershed, Holly NPA
 Owner/Applicant: 2416 East Sixth Street (M. Timothy Clark)
 Agent: Big Red Dog Engineering - Austin, LLC (Bob Brown)
 Request: Industry to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695; maureen.meredith@austintexas.gov;
 Planning and Development Review Department

- 9. Rezoning:** **C14-2013-0083 – 2416 East 6th Street**
 Location: 2416 East 6th Street, Lady Bird Lake Watershed, Holly NPA
 Owner/Applicant: 2416 East Sixth Street LP (Timothy Clark)
 Agent: Big Red Dog - Austin, LLC (Bob Brown)
 Request: LI-CO-NP to MF-6-CO-NP
 Staff Rec.: **CS-V-CO-NP**
 Staff: Heather Chaffin, 512-974-2122; heather.chaffin@austintexas.gov;
 Planning and Development Review Department
- 10. East Riverside Corridor Plan Amendment:** **C14-2013-0110 – East Riverside Corridor Subdistrict Change**
 Location: 6507, 6603, 6505 East Riverside Drive and 2108 Thrasher Lane, Carson Creek Watershed, East Riverside Corridor NPA
 Owner/Applicant: Dempsey Buchanan LP (David Buchanan)
 Agent: Binkley & Barfield Consulting Engineers (Rey Gonzales, PE)
 Request: ERC Regulating Plan Amendment: Neighborhood Residential Subdistrict to Corridor Mixed Use Subdistrict
 Staff Rec.: **Recommendation of Neighborhood Mixed Use Subdistrict**
 Staff: Erica Leak, 512-974-2856; erica.leak@austintexas.gov;
 Lee Heckman, 512-974-7604; lee.heckman@austintexas.gov;
 Planning and Development Review Department
- 11. Restrictive Covenant Termination:** **C14-02-0183(RCT) – Restrictive Covenant Termination**
 Location: 1120 Tillery Street, Boggy Creek Watershed, Govalle-Johnston Terrace NPA
 Owner/Applicant: Paul Sastrup
 Agent: Hector Avila
 Request: To terminate the restrictive covenant.
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122; heather.chaffin@austintexas.gov;
 Planning and Development Review Department

- 12. Rezoning:** **C14-2013-0104 – Shelley Tract**
Location: 1700 West Avenue, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Blue Dragon, Ltd. (Lance Farrell)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-3 to LO-MU
Staff Rec.: **Withdrawn by the applicant**
Staff: Clark Patterson, 512-974-7691; clark.patterson@austintexas.gov;
Planning and Development Review Department
- 13. Rezoning:** **C14-2013-0092 – Eastside Lumber**
Location: 2915 and 3013 East Cesar Chavez Street, Lady Bird Lake Watershed, Govalle-Johnston Terrace NPA
Owner/Applicant: RAM Ventures, LLC (Randall A. Meek)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Tract 1: SF-3-NP to CS-MU-CO-NP; Tract 2: CS-MU-CO-NP to SF-3-NP
Staff Rec.: **Tract 1: Recommended; Tract 2: Recommendation of RR-NP**
Staff: Heather Chaffin, 512-974-2122; heather.chaffin@austintexas.gov;
Planning and Development Review Department
- 14. Rezoning:** **C14-2013-0119 – Hyde Park Market**
Location: 4429 Duval Street, Waller Creek Watershed, Central Austin Combined NPA
Owner/Applicant: 720 Lamar Place, LC (Guy Oliver)
Agent: Husch Blackwell, LLP. (Nikelle Meade)
Request: CS-MU-V-CO-NP to CS-1-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: Clark Patterson, 512-974-7691; clark.patterson@austintexas.gov;
Planning and Development Review Department
- 15. Rezoning:** **C14-2013-0121 – 946 E. 51st Street Rezoning**
Location: 946 East 51st Street, Tannehill Branch Watershed, North Loop NPA
Owner/Applicant: Harmony Cottages, LLC. (Ron Ginor)
Agent: Thrower Design (A. Ron Thrower)
Request: SF-3-NP to GR-NP
Staff Rec.: **Recommendation of GR-CO-NP**
Staff: Clark Patterson, 512-974-7691; clark.patterson@austintexas.gov;
Planning and Development Review Department

- 16. Rezoning:** **C14-2013-0133 – 920 E. 53rd Street**
Location: 920 East 53rd Street, Tannehill Branch Watershed, North Loop NPA
Owner/Applicant: Pamela Romero
Request: SF-3-NP to SF-4A-NP
Staff Rec.: **Recommended**
Staff: Clark Patterson, 512-974-7691; clark.patterson@austintexas.gov;
Planning and Development Review Department
- 17. Rezoning:** **C14-2013-0138 – Nightcap Dessert Lounge**
Location: 1401 West 6th Street, Lady Bird Lake Watershed, Old West Ausin NPA
Owner/Applicant: Christin Rowan
Agent: AGSA Group, LLC. (Gretchen Alley)
Request: LO-NP to GR-V-NP
Staff Rec.: **Recommended**
Staff: Clark Patterson, 512-974-7691; Clark.Patterson@austintexas.gov;
Planning and Development Review Department
- 18. Zoning:** **C814-2012-0152 – Pilot Knob Planned Unit Development**
Location: East and southeast of the intersection of William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and FM 1625, Cottonmouth Creek, North Fork Dry Creek, South Fork Dry Creek Watersheds, Pilot Knob MUD #1-5
Owner/Applicant: Carma Easton, Inc. (Scott Rogers)
Agent: McCann Adams Studio (Jana McCann, A.I.A.)
Request: I-RR; I-SF-4A to PUD
Staff Rec.: **Pending; Indefinite Postponement request by the staff**
Staff: Wendy Rhoades, 512-974-7719; wendy.rhoades@austintexas.gov;
Planning and Development Review Department
- 19. Zoning:** **C814-2012-0163 – Sun Chase PUD**
Location: 15201, 15810 and 16070 Pearce Lane; 7910 Wolf Lane, Dry Creek East Watershed, Southeast Travis County MUD #1-4
Owner/Applicant: Qualico CR LP (Vera Massaro)
Agent: Carlson, Brigance & Doering, Inc. (Charles Brigance, Jr.)
Request: I-SF-2; I-SF-4A to PUD
Staff Rec.: **Pending; Indefinite Postponement request by the staff**
Staff: Wendy Rhoades, 512-974-7719; wendy.rhoades@austintexas.gov;
Planning and Development Review Department

- 20. Conditional Use Permit and Variance:**
SPC-2013-0196C – Little Woodrow’s on Burnet Road
 Location: 5425 Burnet Road, Shoal Creek Watershed, Brentwood NPA
 Owner/Applicant: Jimmy Nassour
 Agent: Longaro & Clarke, LP (Joe Longaro)
 Request: Conditional Use Permit for a cocktail lounge and variance from Section 25-5-146(B) to allow parking less than 200’ from residential uses.
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788; christine.barton-holmes@austintexas.gov; Planning and Development Review Department
- 21. Site Plan - Conditional Use Permit:**
SPC-2013-0179D – 2nd Street Bridge and Extension/Shoal Creek to West Avenue
 Location: 615 West 2nd Street, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: City of Austin, Public Works Dept. (Kevin Sweat P.E.)
 Agent: City of Austin, Public Works Department (Cynthia Jordan)
 Request: Request approval of a conditional use permit because the project is zoned P, Public and over 1 acre in size. [LDC 25-2-625(D)(2)]
 Staff Rec.: **Recommended**
 Staff: Nikki Hoelter, 512-974-2863; nikki.hoelter@austintexas.gov; Planning and Development Review Department
- 22. Site Plan Boat Dock Requirement Variance:**
SP-2013-0264D – 5221 Tortuga Trail
 Location: 5221 Tortuga Trail, Lake Austin Watershed
 Owner/Applicant: Manny Farahani
 Agent: Aupperle Company (Carolyn Aupperle)
 Request: Approval of a dock extending sixty-one (61) feet from the shoreline [Section 25-2-1176(B)(2)], 31 feet over the maximum.
 Staff Rec.: **Recommended**
 Staff: Amanda Couch, 512-974-2881; amanda.couch@austintexas.gov; Planning and Development Review Department

- 23. Site Plan Variance: SP-2012-0427C – Regents West Campus**
 Location: 3231 Travis Country Circle, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA
 Owner/Applicant: Regents School of Austin (Ron Wood)
 Agent: Hanrahan-Pritchard Engineering Inc. (Stephen Jamison)
 Request: Approval of a variance request to 1) allow cut greater than four feet, but not to exceed 15 feet (LDC Section 25-8-341), and 2) allow fill greater than four feet, but not to exceed eight feet (LDC Section 25-8-342).
 Staff Rec.: **Approve with Conditions**
 Staff: Michael Simmons-Smith, 512-974-1225; michael.simmons-smith@austintexas.gov; Planning and Development Review Department
- 24. Site Plan - Waivers only: SP-2013-0169C – 1013 Lambie**
 Location: 1013 Lambie Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
 Owner/Applicant: BDB Ventures and Associates, Inc (Shawn Breedlove)
 Agent: Prossner and Associates (Kurt Prossner, P.E.)
 Request: Approval of a waiver from Waterfront Overlay impervious cover limit of 40% to 66.18% [LDC 25-2-735(D)] and a compatibility front yard setback waiver from 25 feet to 7 feet (LDC 25-2-1064) in order to construct three single-family condominium units.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 512-974-2733; donna.galati@austintexas.gov; Planning and Development Review Department
- 25. Final Plat: C8-2012-0191.0A – Banister Acres Subdivision; Resubdivision of Lot 16, Block 5**
 Location: 4402 Banister Lane, West Bouldin Creek Watershed, South Manchaca NPA
 Owner/Applicant: Leighton & Michael Moore
 Agent: Genesis 1 Engineering Co. (George Gonzalez)
 Request: Approval of the Banister Acres Subdivision; Resubdivision of Lot 16 Block 5 composed of 3 lots on 0.5 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-750-6530; don.perryman@austintexas.gov; Planning and Development Review Department

- 26. Plat Vacation (Total):** **C8S-86-010(VAC) – Oscar Snowden Subdivision**
Location: 4812 N IH 35 Service Rd. SB and 4801-4805 Harmon Ave., Boggy Creek Watershed, North Loop NPA
Owner/Applicant: Mackey-Adams Properties Inc. (Harry Mackey)
Agent: MFH Engineering (Martha Mangum)
Request: Approve the total vacation of a one lot plat.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767; sylvia.limon@austintexas.gov; Planning and Development Review Department
- 27. Resubdivision:** **C8-2013-0094.0A – Resubdivision of Lot 16, Block 2, Chernosky Subdivision No. 7**
Location: 4601 ½ Santa Anna Street, Boggy Creek Watershed, MLK-183 NPA
Owner/Applicant: Nuria Zaragoza
Agent: Hector Avila
Request: Approve the resubdivision of one lot into 2 lots.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767; Sylvia.limon@austintexas.gov; Planning and Development Review Department
- 28. Resubdivision:** **C8-2013-0093.0A – Resubdivision of Lot 1, Block a, Chevy Chase South Phase 4, Section 4**
Location: 2101 Wickersham Lane (at E. Riverside Drive), Country Club Creek Watershed, Pleasant Valley NPA
Owner/Applicant: Jimmy & Nash Enterprise LLC (Nasruddin Mahesania) & Riverside Village L.P. (Tung Tran)
Agent: Professional StruCivil Engineers, Inc. (Mirza Baig)
Request: Approve the resubdivision of one lot into 2 lots.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767; Sylvia.Limon@austintexas.gov; Planning and Development Review Department
- 29. Street Vacation:** **F#8597-0804**
Request: Vacation of a portion of Tillery Street
Staff Rec.: **Recommended**
Staff: Eric J. Hammack, 512-974-7079; eric.hammack@austintexas.gov; Office of Real Estate Services

- 30. Final Plat:** **C8-2013-0211.0A – Original City of Austin, Block 30, Amended Plat of 3, 4 & 5**
 Location: 325 South Congress Avenue, Lady Bird Lake Watershed, South River City NPA
 Owner/Applicant: NOP 301 Congress, LLC (Joe Corrente) & Congress Commons, LP
 Agent: KBGE (Gabe Bruehl)
 Request: Approval of the Original City of Austin, Block 30, Amended Plat of 3, 4 & 5 composed of 2 lots on 0.051 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 31. Final Plat / Resubdivision:** **C8-2013-0202.0A – Southshore Subdivision Section One Block B, Lot 1**
 Location: 1201 Town Creek Drive, Lady Bird Lake Watershed, Riverside NPA
 Owner/Applicant: Sage South Shore, LLC (Frank M.K. Liu)
 Agent: Danny Miller
 Request: Approval of the Southshore Subdivision Section One Block B Lot 1 composed of 76 lots on 2.876 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 32. Final Plat:** **C8-2013-0201.0A – Chapote Subdivision**
 Location: 410 Kemp Street, Country Club Creek Watershed, Montopolis NPA
 Owner/Applicant: Seth Harp
 Agent: Rivera Engineering (Michael A. Rivera)
 Request: Approval of the Chapote Subdivision composed of 5 lots on 1.71 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 33. Final Plat / Resubdivision:** **C8-2013-0213.08 – Lot A L.E. Foster Addition**
 Location: 1610 Dalina Street, Boggy Creek Watershed, Central Austin Combined NPA
 Owner/Applicant: Newcastle Homes (Alex G. Zwarun)
 Agent: Hector Avila
 Request: Approval of the Lot A L.E. Foster Addition composed of 2 lots on 0.24 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 34. Final Plat:** **C8-2013-0210.0A – Bruno Addition**
 Location: 2006 Goodrich Avenue, West Bouldin Creek Watershed, Zilker NPA
 Owner/Applicant: Joseph & Ida Claire Bruno
 Agent: Hector Avila
 Request: Approval of the Bruno Addition composed of 3 lots on 0.90 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 35. Final Plat - Resubdivision:** **C8-2013-0219.0A – Rock Rose South District**
 Location: Rock Rose Avenue, Walnut Creek Watershed, North Burnet/Gateway TOD
 Owner/Applicant: RREEF Domain LP (Ben Bufkin)
 Agent: Bury-Aust, Inc. (Lauren Beavers)
 Request: Approval of the Rock Rose South District composed of 4 lots on 112.422 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 36. Preliminary Plan:** **C8-84-102(88)01 – Patton Ranch, Block A, Lot 1; Revised Preliminary**
 Location: Vega Avenue, Barton Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA
 Owner/Applicant: Lantana Tract 32, LP (Paul Viktorin)
 Agent: LJA Engineering, Inc (Paul Viktorin)
 Request: Approval of the Patton Ranch, Block A, Lot 1; Revised Preliminary composed of 1 lot on 46.713 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 37. Final Plat- Resubdivision:** **C8-2013-0112.2A – Bouldin Court**
 Location: 900 South 2nd Street, East Bouldin Creek Watershed, Bouldin NPA
 Owner/Applicant: 1st St Highlands, LP (Ryan Diepenbrock)
 Agent: PSW Homes, LLC (Jarred Corbell)
 Request: Approval of Bouldin Court composed of 24 lots on 5.1 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 38. Amended Plat:** **C8-2013-0212.0A – West Park; Amended Plat**
 Location: 7860 ½ West US 290 Highway, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA
 Owner/Applicant: Buffalo Equities, Ltd (Rudy Belton)
 Agent: CivilE LLC (Lawrence Hanrahan)
 Request: Approval of the West Park; Amended Plat composed of 4 lots on 119.843 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

D. NEW BUSINESS

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.